



WESTERN

TITLE & ESCROW COMPANY

Vol M00 Page 4148

K54991

WARRANTY DEED -- STATUTORY FORM

THOMAS M. ALLEN and DONALD ALLEN, as tenants by the entirety,
Grantor,

conveys and warrants to

FRANK E. SIEGLITZ, an individual, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

LOT 4 IN BLOCK 21 THIRD ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.
This instrument will not allow use of the property described in this instrument
in violation of applicable land use laws and regulations. Before signing or
accepting this instrument, the person acquiring fee title to the property
should check with the appropriate city or county planning department to verify
approved uses and to determine any limits on lawsuits against farming or forest
practices as defined in ORS 30.930.

Tax Account No(s): 130888

Map/Tax Lot No(s): 2309-13C-9400

Encumbrances: SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$20,300.00.

Dated this 12 day of December, 1999.

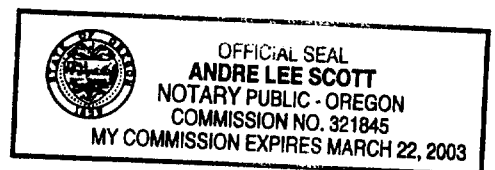
Thomas M. Allen
THOMAS M. ALLEN

Donald Allen
DONALD ALLEN

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on JAN. 12, 2000 by THOMAS M.
ALLEN AND DONALD ALLEN.

Andre Lee Scott
(Notary Public for Oregon)
My commission expires MARCH 22, 2003



THOMAS M. ALLEN
1929 CHERLY DRIVE
LA PINE, OR 97739
GRANTOR'S NAME AND ADDRESS

Until a change is requested
all tax statements shall be
sent to the following address:
*** SAME AS GRANTEE ***

FRANK E. SIEGLITZ
517 YOLO STREET
WEST SACRAMENTO, CA 95605
GRANTEE'S NAME AND ADDRESS

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

TITLE NO. K-54991
ESCROW NO. 14-A030699

K26

EXHIBIT "A"

1. Reservations and Restrictions, including the terms and provisions thereof,

Recorded : March 28, 1951 in Volume 246 page 165, Deed records of Klamath County, Oregon
From : the Shevlin-Hixon Company
To : Brooks-Scanlon, Inc.

As follows: "...subject to any and all railroad rights of way, and easements for public and private roads and highways, logging road, telephone, telegraph and power lines, if any there may be, in addition to those hereinabove specifically set out created by instruments or proceedings shown by the public records of Klamath County, Oregon or evidenced by actual occupancy or use; and is also made subject to any and all exceptions and reservations contained in any patent to any of said lands from the United States of America."

2. Covenants, Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, in the dedication and shown on the plat of Third Addition to River Pine Estates, as follows: "...said plat being subject to building setback lines, irrigation easements, road easement, and street reservation strip as shown on annexed map."

3. Easement for Power Line, including the terms and provisions thereof,

Dated : June 5, 1973
Recorded : June 5, 1973 in Volume M73 page 6939, Deed records of Klamath County, Oregon
From : Betty Ahern
To : Midstate Electric Cooperative, Inc.

4. Building and Use Restrictions, including the terms and provisions thereof,

Recorded : June 5, 1973 in Volume M73 page 6940, Deed records of Klamath County, Oregon

State of Oregon, County of Klamath
Recorded 2/08/00, at 2:51 p.m.
In Vol. M00 Page 4148
Linda Smith,
County Clerk Fee \$ 26⁰⁰